

April 24, 2006

To: Austin City Council

Via Hand Delivery to Mr. Robert Heil

RE: Case No. C14-05-0197.SH

Rezoning Request for 1212 W. Ben White Blvd., Austin, TX 78704

Owner: Banister Oaks Hotel

Agent: Foundation Communities, Inc.

Dear Mayor and City Council:

The above cited case is scheduled for hearing before the City Council on April 27, 2006. My name is Bob Thompson, and I have come to represent or serve as a contact person for a number of affected property owners in the vicinity of the subject property who are opposed to the proposed rezoning. Upwards of two dozen of these individuals have signed a Petition as evidence of their opposition, and a blank copy of this Petition is attached hereto. This Petition has also been submitted for evaluation as a Valid Petition, on behalf of the four or five property owners within 200 feet of the edge of this subject property.

We opponents wish to hereby request a postponement of the hearing date of this case from April 27 until May 18, 2006. A postponement of more than a week is needed, since the Petition effort has just been concluded and the neighborhood has been consumed with work on our pending Neighborhood Plan. Some individuals are out of town, and one representative of a large nearby apartment complex (Bainbridge Villas, at 3603 Southridge Drive) must schedule a trip from Chicago. We opponents wish to have time to confer and to determine whether some further interactions with the agent for the applicant might be fruitful.

Respectfully,



Bob Thompson

(Co-owner of property at 3806 Southridge Drive, and of several other properties in the neighborhood)



creating housing where families succeed

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April 25, 2006

Austin City Council

RE: Case No. C14-05-0197.SH
Banister Oaks Hotel

Dear Mayor and City Council:

Foundation Communities, as the agent for the rezoning request for 1212 W. Ben White Blvd., strongly opposes any postponement of the hearing date for Case No. C14-05-0197.SH.

We have worked diligently over the last five months to be upfront, honest and communicative with the community surrounding the proposed project. The South Lamar Neighborhood Association has already voted to support the project. We've been a part of three neighborhood association meetings and we agreed to postpone our Planning Commission hearing twice already.

It is unfair and unnecessary to require another delay in this case. We need to resolve the zoning so that we can move forward with funding requests. A postponement serves no purpose and is not being requested by the neighborhood association.

The request for a postponement is coming from a nearby landlord that opposes the project and has made no attempt to seek any compromise. Instead he has petitioned neighbors to oppose the project by spreading false information about our proposed community.

Following are the efforts Foundation Communities has made to work with the surrounding community:

- November 15, 2005 – Foundation Communities filed a zoning application for the proposed project.
- November 29, 2005 – First communicated with Carol Gibbs, President of South Lamar Neighborhood Association and shared information about the project along with contact information.
- December 13, 2006 - FC held an open meeting for both the South Lamar and Galindo Neighborhood Associations at Garden Terrace (an FC property with similar resident population as proposed project.) At this meeting, neighborhood members brought up planning process and how they would appreciate a delay of our case to give them time to concentrate on the plan.



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- Acting upon this request, Foundation Communities postponed their hearing date with the Planning Commission from the originally scheduled January 24th to March 28th. In order to postpone the zoning process, we also had to get an extension on our purchase contract with the Ramada owner, as well as put up additional earnest money.
- January 23, 2006 - FC attended the Galindo Neighborhood Association meeting, a neighboring neighborhood association, to present information on our proposed project.
- February 16, 2006 - FC attended the South Lamar Neighborhood Association meeting and made a presentation on the proposed project. After the meeting, association members voted to support our project.
- March 28, 2006 - Planning Commission votes 8-0 to support the proposed zoning change.
- Foundation Communities asks to delay the scheduling of our zoning case from the next available Council date of April 20th to April 27th to allow the South Lamar Neighborhood to meet at their regularly scheduled time (third Thursday of the month.)

A postponement would be detrimental to the progress of the proposed project development. Foundation Communities has applied for funding from the City of Austin, Texas Department of Housing and Community Affairs, Federal Home Loan Bank and NeighborWorks America. These funders require a zoning certification before they will fund the project. The funding for permanent supportive housing is extremely complex with a strict timeline. All pieces must fall into place, on time, in order to ensure project success.

Thank you very much for your consideration. If you have any questions, please do not hesitate to contact me at 447-2026 x.16.

Sincerely,



Walter Moreau
Executive Director